

047.0

0007

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

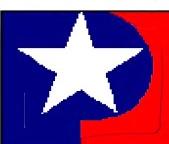
841,400 / 841,400

USE VALUE:

841,400 / 841,400

ASSESSED:

841,400 / 841,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
82		HAMLET ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: KEATING RITA C/TRUSTEE	
Owner 2: RITA C KEATING REVOCABLE TRUST	
Owner 3:	

Street 1: 82 HAMLET ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: KEATING DANIEL J & RITA C -	
Owner 2: -	

Street 1: 82 HAMLET ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Clapboard Exterior and 1688 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	









IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value						33797	
101	6010.000	361,200		480,200	841,400			GIS Ref				
								GIS Ref				
								Insp Date			11/27/18	
								14032!				

PREVIOUS ASSESSMENT								Parcel ID	047.0-0007-0013.0		
Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV		361,200	0	6,010.	480,200	841,400		Year end	12/23/2021
2021	101	FV		351,100	0	6,010.	480,200	831,300		Year End Roll	12/10/2020
2020	101	FV		351,200	0	6,010.	480,200	831,400	831,400	Year End Roll	12/18/2019
2019	101	FV		254,700	0	6,010.	510,300	765,000	765,000	Year End Roll	1/3/2019
2018	101	FV		254,700	0	6,010.	372,200	626,900	626,900	Year End Roll	12/20/2017
2017	101	FV		254,700	0	6,010.	324,200	578,900	578,900	Year End Roll	1/3/2017
2016	101	FV		254,700	0	6,010.	276,100	530,800	530,800	Year End	1/4/2016
2015	101	FV		244,700	0	6,010.	270,100	514,800	514,800	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
KEATING DANIEL	65658-202		7/1/2015	Convenience		1	No	No					
KEATING RITA C/	60460-432		11/13/2012	Convenience		1	No	No					
KEATING RITA C/	42204-56		3/10/2004	Family		99	No	No					
KEATING RITA C/	42204-45		3/10/2004	Family		99	No	No					
KEATING RITA C/	38477-590		3/24/2003	Family		1	No	No					
KEATING DANIEL	34364-149		12/14/2001	Family		1	No	No					
	32427-250		2/28/2001	Family									
	13217-454		6/1/1977		53,000	No	No	Y					

BUILDING PERMITS													ACTIVITY INFORMATION			
Date		Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
10/2/2001	841	Addition	55,000	C				8X24 ADDITION-10X1		11/27/2018	MEAS&NOTICE	CC	Chris C			
										4/17/2009	Info At Door	372	PATRIOT			
										5/3/2002	Permit Visit	PM	Peter M			
										5/8/2000	Missed Appt.	276	PATRIOT			
										2/29/2000	Measured	270	PATRIOT			
										8/17/1993		RV				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family																										

